

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for December 7, 2005 PLANNING COMMISSION MEETING

PROJECT #: Special Permit #05057

PROPOSAL: Allow a nonprofit religious, educational, and philanthropic institution.

LOCATION: 10th and "E" Streets

LAND AREA: 3,625 square feet, more or less.

CONCLUSION: This application meets the requirements of the Zoning Ordinance and Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The east 26 feet of Lot 11, except the north 67 feet of the east 1 foot thereof, Block 177, Original Plat, located in the SE 1/4 of Section 26-10-6, Lancaster County, Nebraska

EXISTING LAND USE AND ZONING: Single- family dwelling R-7 Residential

SURROUNDING LAND USE AND ZONING:

North:	Multiple family	R-7 Residential
South:	Multiple family	R-7 Residential
East:	Multiple family	R-7 Residential
West:	Multiple family	R-7 Residential

HISTORY:

May 1979 The zoning for this area changed from E Multiple Dwelling to R-7 Residential as part of the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan designates this area as Urban Residential. (F 25)

Urban Residential: Multi-family and single-family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (F 27)

Guiding Principles for Existing Neighborhoods

- Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
- Require new development to be compatible with character of neighborhood and adjacent uses.
(F 69)

Strategies for New and Existing Urban Neighborhoods

The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods. Infill development also needs to respect the street pattern, block sizes and development standards of the area, such as having parking at the rear and front porches, windows and doors on the front street side. (F 71)

ANALYSIS:

1. This is a request for a permit to allow Neighborhood Service Exchange, a non-profit philanthropic institution, to use an existing single-family dwelling for their offices, on property zoned R-7.
2. LMC §27.63.580 provides the conditions under which this permit may be approved.
 - a. The amount of parking required shall be equal to the amount which would otherwise be required for the use as set forth in Chapter 27.67 which is most analogous to the use proposed in connection with such religious, educational or philanthropic institution as determined by the Planning Director. All required parking shall be located on the lot unless otherwise specifically approved by the Planning Commission, but in no event shall required parking be located more than 300 feet from the lot upon which the use is located.

Applicant proposes to provide one parking space for each of two employees. The purpose statement indicates many visitors will live in the surrounding neighborhood and walk to the office. Large gatherings will be held at the “F” Street CommunityCenter. A typical office would be required to provide parking at a rate of 1 space/300 square feet, which would result in 4 spaces for this building. Given the nature of this use and small number if employees, staff supports requiring 2 spaces. Additional space is available behind the building for extra parking if needed. The parking area is surfaced with rock and gravel, which meets the standard for a parking lot of this size.

- b. No such use shall render a service which is customarily carried on as a business nor shall any such use be approved which involves printing, publishing, manufacturing, or other industrial uses on the premises.

Neighborhood Service Exchange provides a resource for neighborhood residents, matching those who need assistance with a variety of activities to those who have volunteered to assist others.

- C. All signage shall be in conformance with the district regulations as set forth in Chapter 27.69 of this code.**

Signs are not shown on either the site plan or the elevations.

3. This proposed use is located in a largely residential area adjacent to Downtown.
4. Since the use does not involve new construction, the Neighborhood Design Standards are not applicable. However, any future modifications to the building may require review under these standards.
5. Applicant has not submitted a detailed site plan showing the building location and parking arrangement. However, this particular use will utilize an existing building and a parking area that is already surfaced with crushed rock. County Assessor records indicate the building is 24' wide, and the lot is 26' wide and does not exceeding 3,625 square feet in area, resulting in a nonstandard lot. This use may be allowed since the building exists.
6. The aerial plan includes notes regarding parking, signage, and retention of an existng tree. No additional notes are required.
7. Planning Staff recommends approval based upon the following conditions.

CONDITIONS OF APPROVAL:

SITE SPECIFIC:

1. This approval permits a non-profit religious, educational, and philanthropic institution with up to 2 staff.

STANDARD:

2. The following conditions are applicable to all requests:
 - 2.1 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 2.2 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Special Permit #05057
Neighborhood Service Exchange

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Prepared by:

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

Date: November 15, 2005

**Applicant
and
Contact:** Pat Anderson
Neighborhood Service Exchange, Project Coordinator
PO Box 30205
Lincoln, NE 68503
441.4681

Owner: John Bussey
#3 Family Limited Partnership
PO Box 22080
Lincoln, NE 68542
435.2552



2005 aerial

Special Permit #05057 1036 E Street

Zoning:

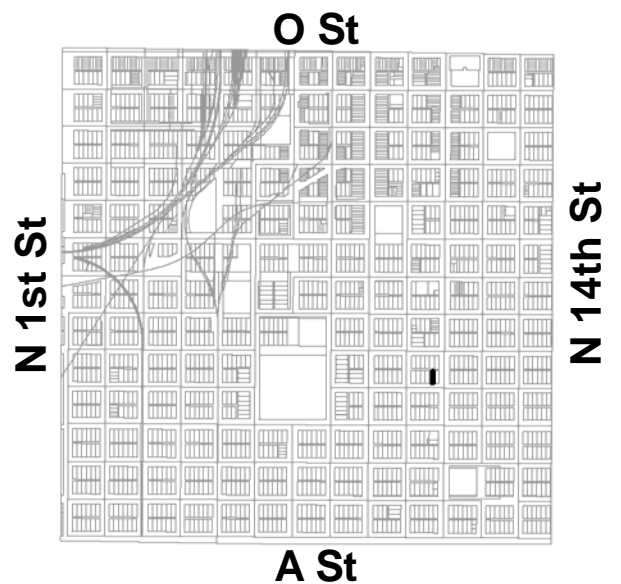
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 26 T10N R06E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Special Permit #05057
Neighborhood Service Exchange
1036 "E" Street

Legal Description:

The East 26 feet of Lot 11, EXCEPT the North 67 feet of the East 1 foot thereof, Block 177, Original Plat, located in the SE1/4 Section 26 T10N R6E, Lancaster County, Nebraska.

GENERAL NOTES

1. 2 on-site parking spaces shall be provided behind the building, with access from the alley.
2. Signage shall conform to the R-7 district regulations.
3. The existing tree behind the building shall remain.





Health
Partners
Initiative

P.O. Box 30205 Lincoln, NE 68503 402 • 441 • 8144 402 • 441 • 4604 fax www.healthpartnersinitiative.org

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November 7, 2005

Re: Special Use Permit Application
for 1036 E Street

To Whom It May Concern:

I am writing this letter on behalf of the Neighborhood Service Exchange, of which I am the Project Coordinator, in application of a special use permit for 1036 E Street. The Neighborhood Service Exchange is a project of Health Partners Initiative which is a non-profit (Fed. Id. Number – 513-263-3756) public/private partnership of health care providers working cooperatively to assess community health needs, coordinate services to fill health care gaps and minimize duplication of effort. Health Partners Initiative targets new resource investments by identifying strategic, collaborative projects with the potential for the greatest impact on community health needs. This is where the Neighborhood Service Exchange comes in.

The Neighborhood Service Exchange is focused in the Everett and South Salt Creek Neighborhoods. These two neighborhoods were chosen because they are medically underserved by number of doctors and clinics located in the southwest area. This area is high risk medically due to the number of people under and uninsured and low income. Many areas of the country have established service exchanges such as ours in order to decrease isolation of residents and build community.

The goal of the Neighborhood Service Exchange is to create a service credit program that links neighbor to neighbor in a bartering system for services. For example, one person may go grocery shopping for their elderly neighbor, who will teach sewing to another neighbor's child, who will rake leaves for the first person. Credits may be exchanged or donated to another member.

At present the Neighborhood Service Exchange employs two full time staff. The office hours will generally be 8 a.m. to 5:00 p.m. and 1-2 evenings per week (6 p.m. to 8 p.m.) and an occasional Saturday. We intend to do member intakes and would meet individually with residents in the office at 1036 E Street. Since members live in the neighborhood, we anticipate many members will be walking to the office. Larger meetings and workshops will take place at F Street Community Center.



EVERETT
NEIGHBORHOOD
ASSOCIATION

P.O. Box 81044, Lincoln, NE 68501

Lincoln-Lancaster County Planning Commission
555 S. 10th Street
Lincoln, NE 68508

11-5-2005

Honorable Commissioners,

The Everett Neighborhood Association considers the Neighborhood Service Exchange an asset to the community and welcomes the Exchange's location of their offices in the Everett neighborhood.

We in the Everett Neighborhood Association urge the swift passage of any application of the Neighborhood Service Exchange so they may begin to perform their good works for the Everett Neighborhood and the community at large.

Sincerely yours,


Jeffrey Tangeman
President, Everett Neighborhood Association



CITY OF LINCOLN
NEBRASKA

Parks and Recreation Department
Lynn Johnson, Director
2740 "A" Street
Lincoln, Nebraska 68502

402-441-7847
fax: 402-441-8706

"Making Lincoln a Better Place to Live"

MAYOR COLEEN J. SENG

lincoln.ne.gov

LINCOLN
The Community of Opportunity

Neighborhood Service Exchange
Wende Baker, Executive Director
Pat Anderson-Sifentz, Program Coordinator
P.O. Box 30205
Lincoln, NE 68503

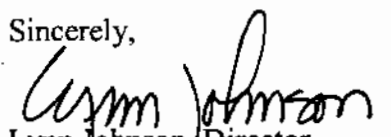
November 9, 2005

The City of Lincoln, Parks and Recreation, F St. Community Center desires to support the Neighborhood Service Exchange with their efforts to build a stronger, more unified community.

The F St. Community Center, 1225 F Street, will be available to host four meetings during the year. These quarterly meetings will be 2 hours long and for groups of 20-30 people. F St. Community Center will also be available to host monthly meetings. The once a month meetings will be 1.5 hours long and for groups of 5-15 people.

Meetings must be scheduled at least two weeks in advance. Arrangements for the meetings will be made through the F St. Community Center Director or Assistant Director. The meetings will be scheduled as space and other uses allow. All decisions concerning room assignment and available times rest with the F St. Community Center Director or Assistant Director.

Sincerely,



Lynn Johnson, Director
Lincoln Parks and Recreation

NEIGHBORHOOD SERVICE EXCHANGE



What is a Neighborhood Service Exchange?

The Neighborhood Service Exchange is a service credit program that links neighbor-to-neighbor for volunteer help with occasional tasks and errands. Participants may provide services, receive services, or both!

Some services available:

- Arts & Crafts
- Baking
- Car advice & repair
- Computer advice
- Driving
- House-sitting
- Lawn mowing & care
- Music lessons
- Scrapbooking
- Sewing
- Teaching another language
- Typing
- Walking pets

For each hour of service donated by volunteers, an hour of service credit is earned. That credit may be used at a later time or donated back to the program for others in need. A computer database is used to track services and credits. All services have equal value.

Volunteer services are matched to individual needs and may include providing grocery shopping, mending, handyman help, yard work or friendly visits to homebound individuals. Volunteers are encouraged to utilize their individual talents, interests, and creativity as a member of the Neighborhood Service Exchange.

The Neighborhood Service Exchange is about working together to build a stronger, more unified community!

Neighborhood Service Exchange

P.O. Box 30205
Lincoln, NE 68503
(402) 441-4681

A project of Health Partners
Initiative

www.healthpartnersinitiative.org

Wende Baker, Executive Director
Morgan Wright, Admin. Asst.
Pat Anderson-Sifuentes, Prog. Coord.
L.J. Targoff, Volunteer Recruit. Spec.

Please send me more information!

Name

Address

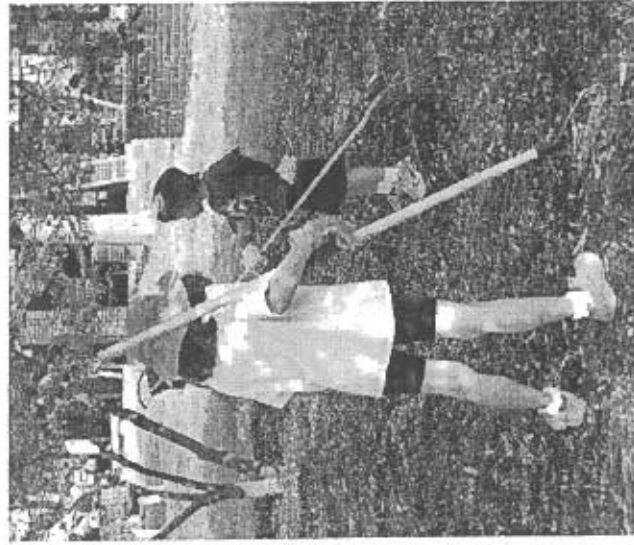
City/State/Zip

Phone

Email

MISSION STATEMENT

Neighborhood Service Exchange's mission is to help create strong, healthy, helping communities by encouraging and supporting neighbors as they help themselves and others, starting in the South Salt Creek and Everett Neighborhoods.



Neighborhood Service Exchange

P.O. Box 30205
Lincoln, NE 68503
(402) 441-4681



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